

# **CHAPTER 4**

## **REGULATIONS OF GENERAL APPLICABILITY**

### **PART III: LANDSCAPE AND TREE PRESERVATION REGULATIONS**

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#### **4.11 Landscape and Tree Preservation Regulations**

##### **4.11-1 PURPOSE**

The requirements of this Section (Section 4.11) are intended to enhance environmental quality and foster aesthetically pleasing development which will protect and preserve appearance, character, health, safety and welfare of the community. Specifically, this Section is intended to increase the compatibility of adjacent uses, reduce the impact of noise and artificial light, enhance water quality and stormwater management, and promote property values and economic development by enhancing community appearance.

##### **4.11-2 ENFORCEMENT OF LANDSCAPE REQUIREMENTS**

No building permit or occupancy permit shall be issued for any lot or use that is subject to the requirements of this Section (Section 4.11) unless all the requirements of this Section have been fulfilled. Where a landscape plan is required, no building permit shall be issued unless the Zoning Official has approved such landscape plan. Failure to implement the landscape plan, or to maintain the lot or use in substantial conformance with the landscape plan, shall be cause for revocation of the occupancy permit and/or the application of fines and penalties, as established in [Section 1.8](#) of this Ordinance.

### **4.11-3 APPLICABILITY**

Single-family detached residential and two-family residential uses shall be exempt from the requirements of this Section (Section 4.11). However, subdivision entry features, stormwater detention facilities and open space amenities within new single-family detached and two-family developments shall conform to the requirements of this Section, and be subject to site plan review. All other uses in any district shall conform to the applicable requirements of this Section.

### **4.11-4 LANDSCAPE PLANS**

Except for single-family detached and two-family uses, the establishment of any use shall require the submission of a landscape plan that meets the requirements of this Section (Section 4.11). All other uses in any district are required to submit a landscape plan that conforms to the requirements of this Section as a condition for issuing a building permit.

#### **A. Landscape Plan Required**

A landscape plan shall be required for all exterior construction and development activity. Such landscape plan shall be drawn in conformance with the requirements specified in this Section (Section 4.11). Landscape plans must be approved by the Zoning Official as meeting the requirements of this Section, prior to the issuance of a building permit for exterior construction and development. Landscape plans for planned developments or special uses, or other uses requiring site plan review approval shall be reviewed and approved by the applicable administrative bodies as meeting the requirements of this Section, as outlined in [Chapter 3](#) (Administration).

#### **B. Content of Landscape Plan**

All landscape plans submitted for approval shall contain, or have attached thereto, the following information:

1. The location and dimensions of all existing and proposed structures, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuse disposal areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and other recreational facilities, irrigation systems, and other freestanding structural features as reasonably determined necessary by the Zoning Official.
2. The location of existing and proposed natural habitat and greenway areas, and their relationship to adjacent areas.
3. The location, quantity, size and name, both botanical and common, of all proposed plant materials.
4. The location of existing buildings, structures and plant materials on adjacent property within fifty (50) feet of the site.
5. Existing and proposed grading of the site, including proposed berms, indicating contours, at one (1) foot intervals.
6. Specification of the type and boundaries of all proposed groundcover.
7. A reasonably comprehensive description of the location, quantity, size, and name of existing woody and non-woody plants. Trees and significant vegetation, as defined in the Barrington Tree Preservation Ordinance, shall be identified by both the common and botanical names. The plan shall indicate existing screening materials.

8. Elevations views and details of all fences proposed for location on the site.
9. Location of buried utilities.
10. Elevations, cross-sections and other details as determined necessary by the Zoning Official.
11. Location of all existing and proposed watercourses and federally regulated wetlands on, or within, thirty (30) feet of the property.
12. Planting specifications, including installation, soil and guying specifications.
13. Maintenance specifications.

#### **4.11-5 SELECTION, INSTALLATION, AND MAINTENANCE OF PLANT MATERIALS**

##### **A. Selection**

Planting materials used in conformance with the provisions of this Section (Section 4.11) shall be of good quality, of a species normally grown in northeastern Illinois, and capable of withstanding the extremes of individual site microclimates, and shall conform to the standards most recently adopted by the American Association of Nurserymen. Size and density of plant material, both at the time of planting and at maturity, are additional criteria which must be considered when selecting plant materials. Monoculture of plantings shall be avoided. Not more than fifty (50) percent of planting areas shall be of one (1) species or plant type.

##### **B. Installation**

All landscaping materials shall be installed in accordance with the current planting procedures established by the American Association of Nurserymen. The installation of various plant material required by this Section (Section 4.11) may be delayed until the next optimal planting season for that species, with the consent of the Zoning Official whose consent shall not be unreasonably delayed or withheld.

##### **C. Maintenance**

1. Responsibility. The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this Section (Section 4.11).
2. Landscaping Materials. All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plant material not in this condition shall be replaced when necessary and shall be kept free of refuse and debris. All dead plant material shall be replaced at the next available planting season.
3. Fences and Walls. Fences, walls and other barriers shall be maintained in good repair.

#### **4.11-6 DESIGN CRITERIA**

The design of landscape plans described above shall be prepared based on the guidelines and principles outlined in the Appearance Code, contained in [Appendix H](#) of this Ordinance.

#### **4.11-7 PROHIBITED TREE SPECIES**

Tree species that detract from the community's appearance due to their tendency to produce numerous "weed seedlings," or which produce dead wood due to their soft wood nature or short span of life shall be prohibited, except where determined appropriate by the Zoning Official. Specifically, prohibited tree species for new planting shall include, but not be limited to: Lombard Poplars, Native Poplars, Black Cherry, Black Locust, Siberian Elm, Tree of Heaven, White/Red Mulberry, Box Elder, Red Maple, Pin Oak, and Buckthorn. In addition, the Zoning Official shall have the right to prohibit plant materials other than those listed, based on current agricultural practices and recommendations of the American Association of Nurserymen

#### **4.11-8 RIGHT-OF-WAY LANDSCAPING**

The planting of street trees and turf along newly platted streets shall conform to the requirements of the Village of Barrington Subdivision Regulations. Other landscape requirements of this Section (Section 4.11) pertaining to right-of-way landscaping shall apply.

#### **4.11-9 PLANT MATERIAL SIZE REQUIREMENTS**

The plant material required in this Section (Section 4.11) shall conform to the following size requirements.

##### **A. Shade Trees**

Shade trees shall have a minimum caliper of three (3) inches.

##### **B. Ornamental Trees**

Ornamental trees shall have a minimum height of eight (8) feet.

##### **C. Evergreen Trees**

Evergreen trees shall have a minimum height of six (6) feet.

##### **D. Deciduous Shrubs**

No shrubs may be smaller than eighteen (18) inches in height. A minimum of fifty-five (55) percent of shrubs shall be greater than eighteen (18) inches in size. Additionally, a minimum of twenty (20) percent of shrubs shall be thirty-six (36) inches in height or larger.

##### **E. Evergreen Shrubs**

The minimum size of evergreen shrubs shall be thirty-six (36) inches in height or spread, whichever is applicable.

##### **F. Groundcover/Perennials**

The size and spacing of groundcover and perennials shall achieve full cover in the second year after planting.

#### **4.11-10 SUBSTITUTION OF REQUIRED PLANT MATERIAL**

The proportion of various types of required plant material may differ from the proportions required in this Section (Section 4.11) with the approval of the Zoning Official, exercising reasonable discretion; provided that the overall intent of this Section is not compromised. Plant material provided in excess of that required shall not be bound by requirements on plant size or plant type proportion.

#### **4.11-11 LANDSCAPE REQUIREMENTS IN THE R-1, R-2, R-3, R-4, R-5, AND R-6 DISTRICTS**

Single-family uses are exempt from the requirements of this Section (Section 4.11). Other permitted uses in the R-1, R-2, R-3, R-4, R-5, and R-6 Districts shall conform to the landscape requirements for the PL Public Lands District in Subsection 4.11-19.

#### **4.11-12 LANDSCAPE REQUIREMENTS IN THE R-7 AND R-8 DISTRICTS**

##### **A. Intent**

The intent of landscape requirements for the R-7 and R-8 Districts is to promote compatibility with adjacent single-family detached and two-family uses, and to promote high quality development that reinforces the appearance of the community.

##### **B. Applicability**

The requirements of this Subsection 4.11-12 shall apply to single-family attached uses in the R-7 District and multi-family uses in the R-8 District. Other permitted uses in the R-8 District shall conform to the landscape requirements for the PL Public Lands District in Subsection 4.11-19.

##### **C. Plant Material Required For Single-Family Attached Uses**

Required plant material shall be based both on the number of units on the site and the site area, as outlined below:

1. For each single-family attached unit, the plant types and quantities outlined below shall be provided. This material may be distributed throughout the site based on site conditions, subject to Village approval of the landscape plan.

| <b><u>Plant Types</u></b>      | <b><u>Minimum Quantity</u></b> |
|--------------------------------|--------------------------------|
| <b>Total Trees</b>             | <b>7</b>                       |
| Deciduous Shade Trees          | 2                              |
| Ornamental Trees               | 2                              |
| Evergreen Trees                | 1                              |
| <b>Total Shrubs</b>            | <b>40</b>                      |
| Deciduous Shrubs               | 10                             |
| Evergreen Shrubs               | 10                             |
| <b>Groundcover/ Perennials</b> | <b>150 S.F.</b>                |

2. For each acre of site area, the following plant material shall be provided. Required plant material based on the site area shall be in addition to that required per unit, with sites larger or smaller than one (1) acre adjusting the amount of each plant type proportionately.

**REQUIRED PLANT MATERIAL PER 1 ACRE OF SITE AREA**

| <b><u>Plant Types</u></b>      | <b><u>Minimum Quantity</u></b> |
|--------------------------------|--------------------------------|
| <b>Total Trees</b>             | <b>20</b>                      |
| Deciduous Shade Trees          | 7                              |
| Ornamental Trees               | 4                              |
| Evergreen Trees                | 5                              |
| <b>Total Shrubs</b>            | <b>50</b>                      |
| Deciduous Shrubs               | 15                             |
| Evergreen Shrubs               | 15                             |
| <b>Groundcover/ Perennials</b> | <b>200 S.F.</b>                |

**D. Plant Material Required for Multi-Family Uses**

Required plant material based on the site area shall be as outlined below, with sites larger or smaller than one (1) acre adjusting the amount of each plant type proportionately.

**REQUIRED PLANT MATERIAL PER 1 ACRE OF SITE AREA**

| <b><u>Plant Types</u></b>      | <b><u>Minimum Quantity</u></b> |
|--------------------------------|--------------------------------|
| <b>Total Trees</b>             | <b>50</b>                      |
| Deciduous Shade Trees          | 20                             |
| Ornamental Trees               | 8                              |
| Evergreen Trees                | 12                             |
| <b>Total Shrubs</b>            | <b>180</b>                     |
| Deciduous Shrubs               | 90                             |
| Evergreen Shrubs               | 45                             |
| <b>Groundcover/ Perennials</b> | <b>1000 S.F.</b>               |

**E. Parking Lot Landscaping**

1. Perimeter Parking Lot Landscaping. The perimeter of any parking lot that is located within one hundred (100) feet of a public street right-of-way, and is exposed to public view, shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter facing a public street using dense deciduous shrubs, evergreen shrubs or evergreen trees.

2. Internal Parking Lot Landscaping. For parking lots with forty (40) spaces or more, the following landscaping is required:
  - a. Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.
  - b. Landscape islands shall be at least three hundred (300) square feet in size or more.
  - c. Landscape islands shall contain at least two (2) deciduous shade trees and not less than ten (10) deciduous shrubs or fifty (50) square feet of groundcover/perennials.

**F. Buffer Requirements**

Where proposed single-family attached or multi-family residential development abuts single-family detached residential property, the following landscape improvements shall be required. The plant material used within the buffer shall be in addition to the plant material required Subsections 4.11(12)(D) or 4.11(12)(C) above.

1. Width of Landscape Buffer. A landscape area at least twenty (20) feet in width, located adjacent to the adjacent single-family residential property, shall be provided for the landscape buffer.
2. Tree Planting. A continuous line of trees shall be planted within the landscape buffer, as provided below:
  - a. A single line of shade trees planted not less thirty (30) feet on-center; or
  - b. An alternating double row of evergreen trees planted twenty (20) feet on center.
3. Shrub Planting. A continuous line of shrubs shall be planted along the length of the landscape buffer. Shrubs shall be installed at a minimum height of three (3) feet and have a minimum mature height of six (6) feet, and shall be maintained at such height. Shrub planting is not required where evergreen trees are planted.
4. Berms and Fences. Berms and fences may be used in combination with required plant material, or in lieu of a portion of such plant material, at the discretion of the Zoning Official.

**4.11-13 LANDSCAPE REQUIREMENTS IN THE B-R DISTRICT**

**A. Intent**

The intent of landscape requirements for the B-R District is to promote the single-family residential character of the B-R District.

**B. Applicability**

The requirements of this Section (Section 4.11-13) shall apply to all permitted uses in the B-R District.

### **C. Landscape Requirements.**

Because the B-R District is intended to accommodate the reuse of existing residential structures for business use, the development of new buildings and site improvements is not widely anticipated. Consequently, the review and approval of landscape plans for uses in the B-R District shall be accomplished through site plan review, based on the following standards:

1. Existing plant material shall be maintained to the greatest extent possible, especially Key and Significant Trees as defined in the Barrington Tree Preservation Ordinance.
2. Alterations to the existing landscape shall be designed to reinforce single-family neighborhood character.
3. Flowering perennials and/or annuals are required on each landscape plan, with particular emphasis on the front yard.
4. Decorative fences shall be used where appropriate to screen parking from adjacent uses. Fences shall conform to the applicable design standards of Section 7.5.O.6.b.

### **D. Parking Lot Landscaping**

1. Perimeter Parking Lot Landscaping. The perimeter of every parking lot shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter. Parking lot edges adjacent to a residential use shall achieve a minimum seventy-five (75) percent screen of the parking lot edge. Screening shall be accomplished using dense deciduous shrubs, evergreen shrubs, or evergreen trees.
2. Internal Parking Lot Landscaping. For parking lots with five (5) spaces or more, the following additional landscaping is required:

Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.

## **4.11-14 LANDSCAPE REQUIREMENTS IN THE B-1 DISTRICT**

### **A. Intent**

The intent of landscape requirements for the B-1 District is to promote attractive commercial development, a pedestrian friendly environment and landscape improvements that complement the yard and bulk requirements contained in the district regulations.

### **B. Applicability**

The requirements of this Section (Section 4.11-14) shall apply to all permitted uses in the B-1 District.



### C. Plant Material Required

Required plant material shall be based on the site area, with sites larger or smaller than one (1) acre adjusting the amount of each plant type proportionately. Plant material quantity requirements are outlined below.

#### REQUIRED PLANT MATERIAL PER 1 ACRE OF SITE AREA

| <u>Plant Types</u>             | <u>Minimum Quantity</u> |
|--------------------------------|-------------------------|
| <b>Total Trees</b>             | <b>30</b>               |
| Deciduous Shade Trees          | 14                      |
| Ornamental Trees               | 4                       |
| Evergreen Trees                | 4                       |
| <b>Total Shrubs</b>            | <b>225</b>              |
| Deciduous Shrubs               | 90                      |
| Evergreen Shrubs               | 45                      |
| <b>Groundcover/ Perennials</b> | <b>1000 S.F.</b>        |

### D. Parking Lot Landscaping

1. Perimeter Parking Lot Landscaping. The perimeter of every parking lot shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter. Parking lots abutting a public street shall achieve a seventy-five (75) percent screen of the parking lot perimeter. Screening shall be accomplished using dense deciduous shrubs, evergreen shrubs or evergreen trees.
2. Internal Parking Lot Landscaping. For parking lots with forty (40) spaces or more, the following landscaping is required:
  - a. Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.
  - b. Landscape islands shall be at least three hundred (300) square feet in size or more.
  - c. Landscape islands shall contain at least two (2) deciduous shade trees and not less than ten (10) deciduous shrubs or fifty (50) square feet of groundcover/perennials.

### E. Buffer Requirements

Where a use in the B-1 District abuts residential property, the following landscape improvements shall be required. The plant material used within the buffer shall be in addition to the plant material required in Subsection 4.11-14(C) above.

1. Width of Landscape Buffer. A landscape area at least eight (8) feet in width, located along the adjacent residential property, shall be provided for the landscape buffer.
2. Tree Planting. A continuous line of trees shall be planted within the landscape buffer, as provided below:
  - a. A single line of shade trees planted not less thirty (30) feet on-center; or
  - b. A row of evergreen trees planted twenty (20) feet on center.
3. Fences. A solid wood fence six (6) feet in height shall be installed along the property line. Such fence shall be constructed of quality materials and workmanship and shall be stained in a natural, neutral color.
4. Berms. Berms may be used in combination with required plant material, or in lieu of a portion of such plant material, at the discretion of the Zoning Official.

#### **4.11-15 LANDSCAPE REQUIREMENTS IN THE B-3 DISTRICT**

##### **A. Intent**

The intent of landscape requirements for the B-3 District is to promote an attractive campus-like setting for offices and other business uses.

##### **B. Applicability**

The requirements of this Section 4.11-15 shall apply to all permitted uses in the B-3 District.

##### **C. Plant Material Required**

Required plant material shall be based on the site area, with sites larger or smaller than one (1) acre adjusting the amount of each plant type proportionately. Plant material quantity requirements are outlined below.

#### **REQUIRED PLANT MATERIAL PER 1 ACRE OF SITE AREA**

| <u><b>Plant Types</b></u>      | <u><b>Minimum Quantity</b></u> |
|--------------------------------|--------------------------------|
| <b>Total Trees</b>             | <b>50</b>                      |
| Deciduous Shade Trees          | 20                             |
| Ornamental Trees               | 8                              |
| Evergreen Trees                | 12                             |
| <b>Total Shrubs</b>            | <b>275</b>                     |
| Deciduous Shrubs               | 100                            |
| Evergreen Shrubs               | 75                             |
| <b>Groundcover/ Perennials</b> | <b>2000 S.F.</b>               |

**D. Parking Lot Landscaping**

1. Perimeter Parking Lot Landscaping. The perimeter of every parking lot shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter. Parking lots adjacent to a public street shall achieve a seventy-five (75) percent screen of the parking lot perimeter. Screening shall be accomplished using dense deciduous shrubs, evergreen shrubs or evergreen trees.
2. Internal Parking Lot Landscaping. For parking lots with forty (40) spaces or more, the following landscaping is required:
  - a. Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.
  - b. Landscape islands shall be at least three hundred (300) square feet in size or more.
  - c. Landscape islands shall contain at least two (2) deciduous shade trees and not less than ten (10) deciduous shrubs or fifty (50) square feet of groundcover/perennials.

**E. Buffer Requirements**

Where a use in the B-3 District abuts residential property, the following landscape improvements shall be required. The plant material used within the buffer shall be in addition to the plant material required in Subsection 4.11-15(C) above.

1. Width of Landscape Buffer. A landscape area at least twenty (20) feet in width, located along the adjacent residential property, shall be provided for the landscape buffer.
2. Tree Planting. A continuous line of trees shall be planted within the landscape buffer, as provided below:
  - a. A single line of shade trees planted not less thirty (30) feet on-center; or
  - b. A row of evergreen trees planted twenty (20) feet on center.
3. Shrubs. Shrubs, with a minimum mature height of six (6) feet or more, shall be combined with tree planting. Masses shall be added within the buffer area to create a one hundred (100) percent screen. Shrubs shall be installed at a height of not less than three (3) feet. Shrubs shall be maintained at a minimum height of six (6) feet or more.
4. Berms and Fences. Berms and fences may be used in combination with required plant material, or in lieu of a portion of such plant material, at the discretion of the Zoning Official.

**4.11-16 LANDSCAPE REQUIREMENTS IN THE B-4 AND M-A DISTRICTS**

**A. Intent**

The intent of landscape requirements for the B-4 Village Center District is to promote an attractive, pedestrian-oriented business district that is consistent with the design intent of the official Village Center Master Plan. The intent of landscape requirements for the M-A

Manufacturing-Artisan District is to promote an attractive, pedestrian-oriented transitional district that provides a transition from manufacturing uses to the B-R, B-4 and Residential Districts.

## **B. Applicability**

The requirements of this Section (Section 4.11-16) shall apply to all permitted uses in the B-4 and M-A Districts.

## **C. Streetscape Improvements**

New buildings and development in the B-4 District shall improve adjacent sidewalk areas from the street curb to the face of the building. This requirement shall also apply to building additions or renovations where the construction cost is fifty (50) percent or more of the value of the existing improvements on the property. The types of streetscape improvements required shall include decorative sidewalk paving, plant material, ornamental lighting and streetscape accessories. Plans for streetscape improvements shall be incorporated into project plans submitted for building permit applications. Streetscape improvements shall conform with the design guidelines of the Village Center Master Plan.

## **D. Parking Lot Landscaping**

1. Perimeter Parking Lot Landscaping. The perimeter of every parking lot shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter. Parking lots adjacent to a public street shall achieve a seventy-five (75) percent screen of the parking lot perimeter. Screening shall be accomplished using dense deciduous shrubs, evergreen shrubs or evergreen trees.
2. Internal Parking Lot Landscaping. For parking lots with thirty (30) spaces or more, the following landscaping is required:
  - a. Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.
  - b. Landscape islands shall be at least three hundred (300) square feet in size or more.
  - c. Landscape islands shall contain at least two (2) deciduous shade trees and not less than ten (10) deciduous shrubs or fifty (50) square feet of groundcover/perennials.

## **E. Buffer Requirements**

Where a use in the B-4 or M-A District abuts residential property, the following landscape improvements shall be required.

1. Width of Landscape Buffer. A landscape area at least eight (8) feet in width, located along the adjacent residential property, shall be provided for the landscape buffer.
2. Tree Planting. A continuous line of trees shall be planted within the landscape buffer, as provided below:
  - a. A single line of shade trees planted not less thirty (30) feet on-center; or

- b. A row of evergreen trees planted twenty (20) feet on center.
3. Fences. A solid wood fence six (6) feet in height shall be installed along the property line. Such fence shall be constructed of quality materials and workmanship and shall be stained in a natural, neutral color.

#### **4.11-17 LANDSCAPE REQUIREMENTS IN THE M-1 DISTRICT**

##### **A. Intent**

The intent of landscape requirements for the M-1 District is to promote an attractive, industrial park setting and to promote compatibility with surrounding uses.

##### **B. Applicability**

The requirements of this Section (Section 4.11-17) shall apply to all permitted uses in the M-1 District.

##### **C. Plant Material Required**

Required plant material shall be based on the site area, with sites larger or smaller than one (1) acre adjusting the amount of each plant type proportionately. Plant material quantity requirements are outlined below.

#### **REQUIRED PLANT MATERIAL PER 1 ACRE OF SITE AREA**

| <u>Plant Types</u>             | <u>Minimum Quantity</u> |
|--------------------------------|-------------------------|
| <b>Total Trees</b>             | <b>40</b>               |
| Deciduous Shade Trees          | 15                      |
| Ornamental Trees               | 6                       |
| Evergreen Trees                | 10                      |
| <b>Total Shrubs</b>            | <b>220</b>              |
| Deciduous Shrubs               | 100                     |
| Evergreen Shrubs               | 75                      |
| <b>Groundcover/ Perennials</b> | <b>1000 S.F.</b>        |

##### **D. Parking Lot Landscaping**

1. Perimeter Parking Lot Landscaping. The perimeter of every parking lot shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter. Parking lots adjacent to a public street shall achieve a seventy-five (75) percent screen of the parking lot perimeter. Screening shall be accomplished using dense deciduous shrubs, evergreen shrubs or evergreen trees.

2. Internal Parking Lot Landscaping. For parking lots with forty (40) spaces or more, the following landscaping is required:
  - a. Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.
  - b. Landscape islands shall be at least three hundred (300) square feet in size or more.
  - c. Landscape islands shall contain at least two (2) deciduous shade trees and not less than ten (10) deciduous shrubs or fifty (50) square feet of groundcover/perennials.

**E. Buffer Requirements**

Where a use in the M-1 District abuts residential property, the following landscape improvements shall be required. The plant material used within the buffer shall be in addition to the plant material required Subsection 4.11-17(C) above.

1. Width of Landscape Buffer. A landscape area at least thirty (30) feet in width, located along the adjacent residential property, shall be provided for the landscape buffer.
2. Tree Planting. A continuous line of trees shall be planted within the landscape buffer, as provided below:
  - a. A single line of shade trees planted not less thirty (30) feet on-center; or
  - b. A row of evergreen trees planted twenty (20) feet on center.
3. Shrubs. Shrubs, with a mature height of six (6) feet or more, shall be combined with tree planting masses shall be added within the buffer area to create a one hundred (100) percent screen. Shrubs shall be installed at a height of not less than three (3) feet.
4. Berms and Fences. Berms and fences may be used in combination with required plant material, or in lieu of a portion of such plant material, at the discretion of the Zoning Official.

**4.11-18 LANDSCAPE REQUIREMENTS IN THE O-R DISTRICT**

**A. Intent**

The intent of landscape requirements for the O-R District is to promote an attractive campus-like setting suitable for modern office and research facilities.

**B. Applicability**

The requirements of this Section (Section 4.11-18) shall apply to all permitted uses in the O-R District.

**C. Plant Material Required**

Required plant material shall be based the on site area, with sites larger or smaller than one (1) acre adjusting the amount of each plant type proportionately. Plant material quantity requirements are outlined below.

**REQUIRED PLANT MATERIAL PER 1 ACRE OF SITE AREA**

| <u>Plant Types</u>             | <u>Minimum Quantity</u> |
|--------------------------------|-------------------------|
| <b>Total Trees</b>             | <b>60</b>               |
| Deciduous Shade Trees          | 25                      |
| Ornamental Trees               | 10                      |
| Evergreen Trees                | 15                      |
| <b>Total Shrubs</b>            | <b>300</b>              |
| Deciduous Shrubs               | 125                     |
| Evergreen Shrubs               | 100                     |
| <b>Groundcover/ Perennials</b> | <b>3000 S.F.</b>        |

**D. Parking Lot Landscaping**

1. Perimeter Parking Lot Landscaping. The perimeter of every parking lot shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter. Parking lots adjacent to a public street shall achieve a seventy-five (75) percent screen of the parking lot perimeter. Screening shall be accomplished using dense deciduous shrubs, evergreen shrubs or evergreen trees.
2. Internal Parking Lot Landscaping. For parking lots with forty (40) spaces or more, the following landscaping is required:
  - a. Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.
  - b. Landscape islands shall be at least three hundred (300) square feet in size or more.
  - c. Landscape islands shall contain at least two (2) deciduous shade trees and not less than ten (10) deciduous shrubs or fifty (50) square feet of groundcover/perennials.

**E. Buffer Requirements**

Where a use in the O-R District abuts residential property, the following landscape improvements shall be required. The plant material used within the buffer shall be in addition to the plant material required in Subsection 4.11-18(C) above.

1. Width of Landscape Buffer. A landscape area at least forty (40) feet in width, located adjacent to the adjacent single-family residential property, shall be provided for the landscape buffer.

2. Tree Planting. A continuous line of trees shall be planted within the landscape buffer, as provided below:
  - a. A double row of shade trees planted not less thirty (30) feet on-center; or
  - b. A row of evergreen trees planted twenty (20) feet on center.
3. Shrubs. Shrubs, with a mature height of six (6) feet or more, shall be combined with tree planting masses shall be added within the buffer area to create a one hundred (100) percent screen. Shrubs shall be installed at a height of not less than three (3) feet, and shall be maintained at a height of six (6) feet or more.
4. Berms and Fences. Berms and fences may be used in combination with required plant material, or in lieu of a portion of such plant material, at the discretion of the Zoning Official.

**F. Special Right-of-Way Planting Requirements**

Right-of-way planting is an integral aspect of modern office-research development. In addition to the requirements above, right-of-way landscaping shall be required as outlined below. This landscaping shall be in lieu of the Barrington Subdivision Regulations.

**REQUIRED PLANT MATERIAL PER 1000 FEET OF R.O.W. AREA**

| <u>Plant Types</u>             | <u>Minimum Quantity</u> |
|--------------------------------|-------------------------|
| <b>Total Trees</b>             | <b>60</b>               |
| Deciduous Shade Trees          | 25                      |
| Ornamental Trees               | 15                      |
| Evergreen Trees                | 10                      |
| <b>Total Shrubs</b>            | <b>300</b>              |
| Deciduous Shrubs               | 125                     |
| Evergreen Shrubs               | 100                     |
| <b>Groundcover/ Perennials</b> | <b>8000 S.F.</b>        |

**4.11-19 LANDSCAPE REQUIREMENTS IN THE P-L, R-C AND O-S DISTRICTS**

**A. Intent**

The intent of landscape requirements for the P-L, R-C and O-S Districts is to ensure attractive public facility and open space uses, and to promote compatibility with residential uses.



**B. Applicability**

The requirements of this Section 4.11-19 shall apply to all permitted uses in the P-L and R-C Districts. In the O-S District, these requirements shall apply only to portions of the site to be occupied by buildings, parking or other improvements.

**C. Plant Material Required**

Required plant material shall be based on the site area, with sites larger or smaller than one (1) acre adjusting the amount of each plant type proportionately. Plant material quantity requirements are outlined below.

**REQUIRED PLANT MATERIAL PER 1 ACRE OF SITE AREA**

| <u>Plant Types</u>             | <u>Minimum Quantity</u> |
|--------------------------------|-------------------------|
| <b>Total Trees</b>             | <b>40</b>               |
| Deciduous Shade Trees          | 18                      |
| Ornamental Trees               | 8                       |
| Evergreen Trees                | 8                       |
| <b>Total Shrubs</b>            | <b>180</b>              |
| Deciduous Shrubs               | 80                      |
| Evergreen Shrubs               | 40                      |
| <b>Groundcover/ Perennials</b> | <b>1000 S.F.</b>        |

**D. Parking Lot Landscaping**

1. Perimeter Parking Lot Landscaping. The perimeter of every parking lot located within fifty (50) feet of a public street or residential property shall be landscaped. Required landscaping shall achieve a minimum fifty (50) percent screen of the parking lot perimeter adjacent to such public street or residential property.
2. Internal Parking Lot Landscaping. For parking lots with forty (40) spaces or more, the following landscaping is required:
  - a. Landscape islands equal to at least ten (10) percent of the paved surface shall be provided.
  - b. Landscape islands shall be at least three hundred (300) square feet in size or more.
  - c. Landscape islands shall contain at least two (2) deciduous shade trees and not less than ten (10) deciduous shrubs or fifty (50) square feet of groundcover/perennials.

**E. Buffer Requirements**

Where a use in the P-L, R-C or O-S District abuts residential property, the following landscape improvements shall be required. The plant material used within the buffer shall be in addition to the plant material required in Subsection 4.11-19 (C) above.

1. Width of Landscape Buffer. A landscape area at least forty (40) feet in width, located abutting to the adjacent single-family residential property, shall be provided for the landscape buffer.
2. Tree Planting. A continuous line of trees shall be planted within the landscape buffer, as provided below:
  - a. A single row of shade trees planted not less thirty (30) feet on-center; or
  - b. A row of evergreen trees planted twenty (20) feet on center.
3. Shrub Planting. A continuous line of shrubs shall be planted along the length of the landscape buffer. Shrubs shall be installed at a minimum height of three (3) feet and have a mature height of six (6) feet. Shrub planting is not required where evergreen trees are planted.
4. Berms and Fences. Berms and fences may be used in combination with required plant material, or in lieu of a portion of such plant material, at the discretion of the Zoning Official.

#### **4.11-20 TREE PRESERVATION REGULATIONS FOR SPECIAL USES**

##### **A. Minimum Planting Requirements**

For every acre of green space, a minimum of thirty (30) trees shall be planted. A minimum of fifty (50) percent of the trees shall be deciduous shade trees, twenty (20) percent shall be evergreen trees, and ten (10) percent shall be ornamental trees. The remaining twenty (20) percent may be from any of the three categories and shall be selected and placed in a manner to further enhance the aesthetic and functional aspects of the site. Shrubs should be added to the plan to provide accent and screening where necessary. The installation of natural landscaping materials may be substituted for the aforementioned planting requirements, subject to the approval of the Village Manager or designee's approval.

##### **B. Tree Preservation**

For all special uses, trees shall be located on plans, measured, identified by species, and protected or preserved in accordance with the provisions of the Subdivision Regulations of the Official Comprehensive Plan of the Village of Barrington.

##### **C. Required Design Criteria**

1. Plant Size. The following distribution by size class will be used to insure adequate size variation:

|                       |          |     |
|-----------------------|----------|-----|
| Deciduous Shade Trees | 3"       | 60% |
|                       | 3"- 4.5" | 20% |
|                       | 4.5"- 6" | 20% |
| Evergreen Trees       | 6'- 8'   | 75% |
|                       | 8'- 10'  | 20% |
|                       | 10'+     | 5%  |

#### Ornamental Trees

|            |           |     |
|------------|-----------|-----|
| Tree Form  | 3" - 3.5" | 80% |
|            | 3.5" - 5" | 20% |
| Clump Form | 5' - 6'   | 5%  |
|            | 6' - 8'   | 75% |
|            | 8' - 10'  | 20% |

2. Maintenance and Replacement. The key to the long-term success of landscaping is the maintenance and replacement of the plant material. A comprehensive maintenance plan shall include as a minimum, mowing, pruning, watering, cultivating, fertilizing, weed control, and insect and disease control. All plants that die shall be replaced in a timely manner.

